

NUMBER	DIRECTION	DISTANCE
L1	N 84°43'34" E	34.22'
L2	S 53°17'48" E	28.48'
L3	S 73°06'32" E	82.74'
L4	S 57°44'24" E	70.96'
L5	N 57°44'24" W	79.68'
L6	N 73°06'32" W	83.33'
L7	N 53°17'48" W	25.34'
L8	S 84°43'34" W	28.51'

MIMI KIL SHIN
VOLUME 4448
PAGE 3032
CCDR

TERRY V. ELLIS
BRENDA S. ELLIS
VOLUME 5177
PAGE 3559
CCDR

CREEKVIEW LANDING PROPERTY OWNERS ASSOCIATION INC.
VOLUME 2008, PAGE 545 CCPR

FARM ROAD NO. 1827
R.O.W. DEED-VOLUME 458, PAGE 503
R.O.W. MAP-VOLUME 416, PAGES 130 & 131
R.O.W. MAP-VOLUME 416, PAGE 201.98

BEGINNING
1/2-INCH IRON PIN SET
NORTHEAST CORNER
6.054 ACRE TRACT

1/2-INCH IRON PIN SET
NAD83
N = 7,133,204.52
E = 2,565,353.27

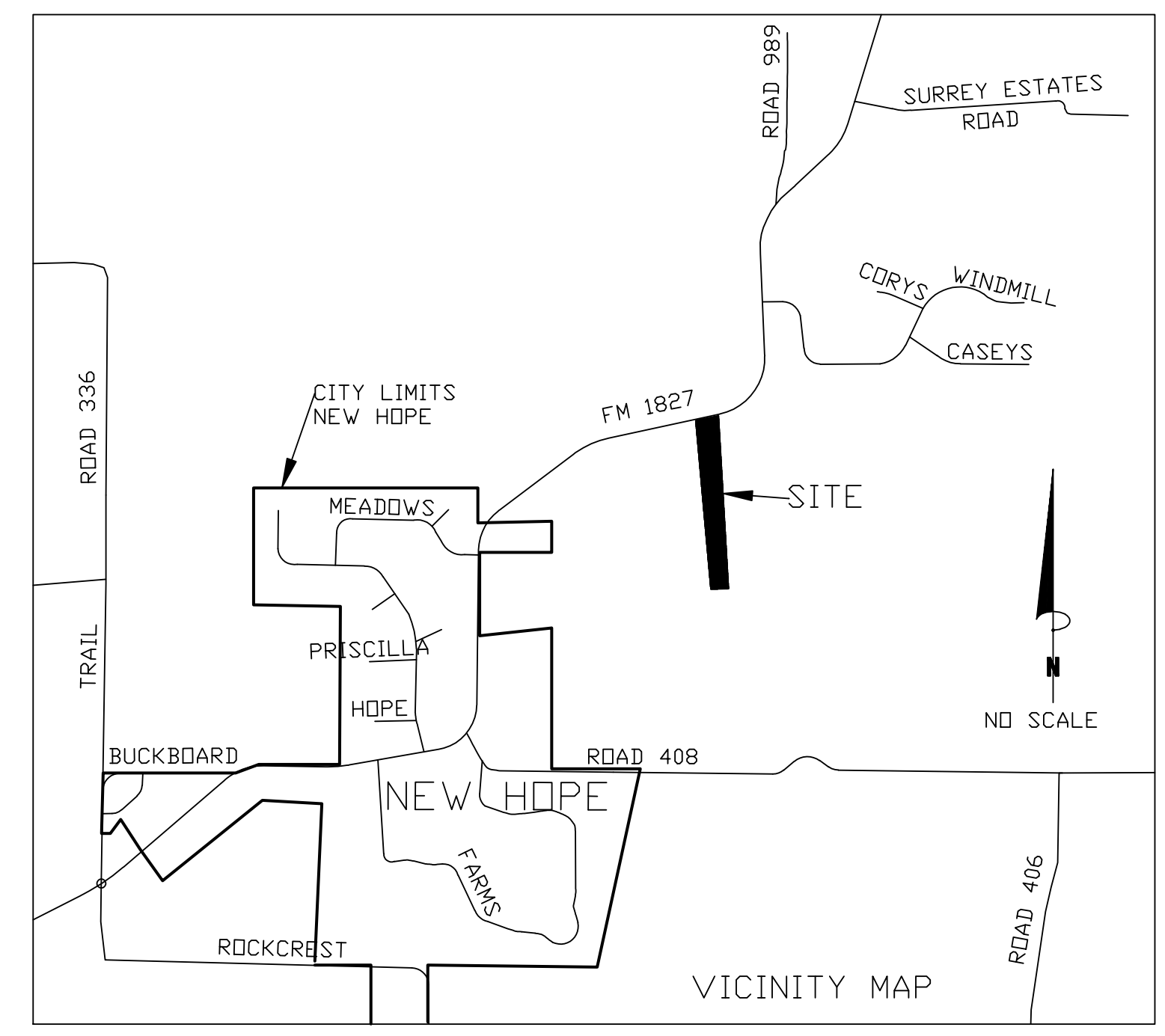
EDWIN R. ANDERSON
ERNESTINE L. ANDERSON
CLERK'S FILE NO.
96-0083752
CCDR

J. D. ODLE
JULIETTE ODLE
VOLUME 634
PAGE 84
CCDR

60D NAIL SET
NAD83
N = 7,132,418.52
E = 2,565,433.95

J. D. ODLE
JULIETTE ODLE
VOLUME 634
PAGE 84
CCDR

1/2-INCH IRON PIN FOUND
SOUTHEAST CORNER 19.18 ACRE TRACT
CLERK'S FILE NO. 96-0083752



NOTE: MCKINNEY ISD DISTRICT LINES ARE NOT SHOWN BECAUSE THEY ARE FURTHER AWAY AND OFF THIS VICINITY MAP.

Health Department Certification:
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION AND COMPLY WITH THE SUBDIVISION ORDINANCE.

FLOOD CERTIFICATION
According to Flood Insurance Rate Map No. 48085C0285 J, dated June 2, 2009, the 6.054 acre tract shown hereon is not in the 100 year flood plain.

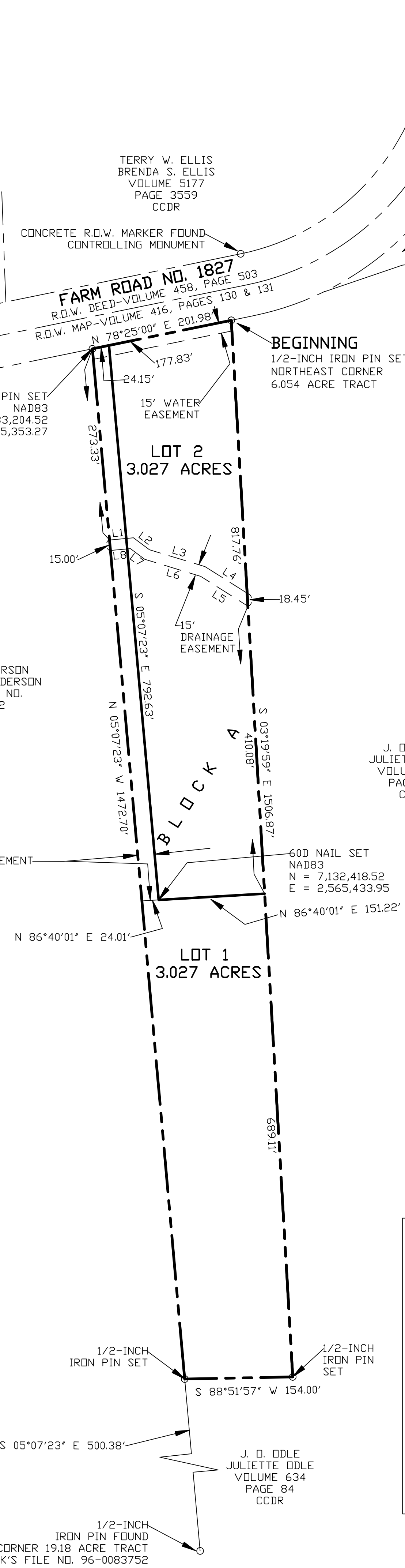
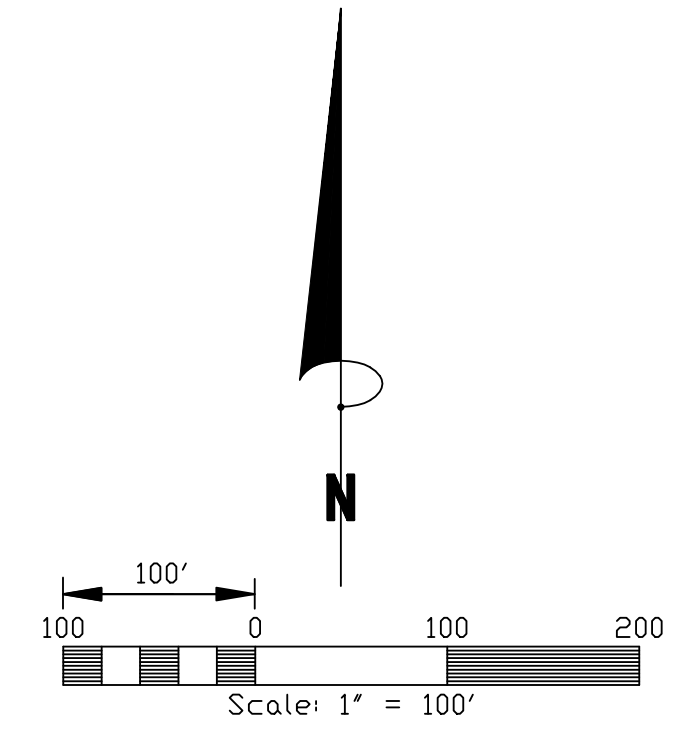
Bearing basis: Bearing on R.O.W. map of Farm Road No. 1827 recorded in volume 416, page 130 & 131

Controlling Monuments: concrete marker found in north right-of-way line of Farm Road No. 1827 at sta. 149+93 and concrete marker found in south right-of-way line at sta. 138+88.6

PURPOSE OF PLAT: TO CREATE TWO LOTS.

IT IS APPROXIMATELY N 12°18'27" E 1358.71' FROM THE NORTHEAST CORNER OF THIS 6.054 ACRE TRACT TO THE NORTHEAST CORNER OF THE H. T. CHENOWETH SURVEY, ABSTRACT NO. 157

DRAINAGE SHALL CONFORM TO EXISTING CONDITIONS AND IS REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER. GRADING AND DRAINAGE SHALL NOT NEGATIVELY IMPACT SURROUNDING PROPERTIES.



Approved

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date _____

Attest _____

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date _____

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Andres Trejo and Maria Trejo are the owners of a tract of land situated in Collin County, Texas, in the H. T. Chenoweth survey, abstract no. 157, being a survey of the 6.054 acre tract described in a deed from Terry Ellis and Brenda Ellis to Andres Trejo and Maria Trejo, dated October 31, 2017, recorded as clerk's file no. 20171031001453640 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin set at the northeast corner of said 6.054 acre tract, in the south right-of-way line of Farm Road 1827;
THENCE South 03°19'59" East, with the east line of said 6.054 acre tract, 1506.87 feet to a 1/2-inch iron pin set at the southeast corner of said 6.054 acre tract;
THENCE South 88°51'57" West, with the south line of said 6.054 acre tract, 154.00 feet to a 1/2-inch iron pin set at the southwest corner of said 6.054 acre tract and in the east line of the 19.18 acre tract recorded as clerk's file no. 96-0083752;
THENCE North 05°07'23" West, with the west line of said 6.054 acre tract and the east line of said 19.18 acre tract, 1472.70 feet to a 1/2-inch iron pin set at the northwest corner of said 6.054 acre tract; same being in the south right-of-way line of said Farm Road 1827;
THENCE North 78°25'00" East, with the north line of said 6.054 acre tract and the south right-of-way line of said Farm Road 1827, 201.98 feet to the PLACE OF BEGINNING and containing 6.054 acres.

COUNTY OF COLLIN X
STATE OF TEXAS X

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Andres Trejo and Maria Trejo do hereby adopt this Final Plat designating the hereinabove described property as TREJO ADDITION, LOT 1, & 2, BLOCK A, an addition to Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas as shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, petrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND this _____ day of _____, 20____.

Andres Trejo, Owner

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Andres Trejo known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Maria Trejo, Owner

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Maria Trejo known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

PRELIMINARY-THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

FINAL PLAT
OF
TREJO ADDITION
LOT 1 & 2, BLOCK A

OWNER: ANDRES TREJO & MARIA TREJO
P.O. BOX 2284
MCKINNEY, TEXAS 75070

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117
1101 W. UNIVERSITY DRIVE (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
972-562-3959

AN ADDITION TO THE CITY OF MCKINNEY
BEING 6.054 ACRES OF LAND LOCATED IN THE
H. T. CHENOWETH SURVEY, ABSTRACT NO. 157,
COLLIN COUNTY, TEXAS
FEBRUARY 6, 2023
2 LOTS